



CITY OF  
**VIRGINIA  
BEACH**

Board of Zoning Appeals  
June 3, 2026

Kevin Newton, Chairman  
Robert Thornton, Vice Chairman  
Myles Pocta, Secretary

City Staff:

Hannah Sabo, Zoning Administrator  
Victoria Eisenberg, City Attorney  
Wilissa Blair-Miller, Planner III

A Board of Zoning Appeals public hearing is scheduled for 2:00 p.m. **Wednesday, June 3, 2026**, on the second floor of City Hall (Council Chambers, Building #1, 2401 Courthouse Drive).

Informal discussions and staff briefings will occur at 1:00 p.m. in room 2034 of Building #1. All interested parties are invited to observe the 1:00 p.m. informal meeting and/or the 2:00 p.m. public hearing.

Please visit <https://virginiabeach.gov/BZA> or call (757) 385-8074 for more details.

**AGENDA:**

- A. Comments from Board Chair and/or zoning staff (1:00 p.m. to 2:00 p.m.)
- B. Review of public hearing cases and staff briefing (1:00 p.m. to 2:00 p.m.)
- C. Public hearing (2:00 p.m. to finish / variance cases typically called in order by case number)

**AGENDA CASES**

- **Case 2026-BZA-00016** (*variance request*)  
Applicant: Stacey R. Braithwaite (*property owner*)  
Representative: Stacey R. Braithwaite and/or Bobby Overbey (*property owner and agent*)  
Address: 525 High Point Avenue  
Request: Variances to the required yards for proposed building additions.
- **Case 2026-BZA-00023** (*variance request*)  
Applicant: Olivia Sauder (*property owner*)  
Representative: Deanna Stewart (*agent*)  
Address: 1309 Gravenhurst Circle  
Request: Variance to the required yard for a proposed building addition.
- **Case 2026-BZA-00027** (*variance request*)  
Applicants: Barry and Melina Henry (*property owners*)  
Representative: R. Edward Bourdon, Jr. (*attorney*)  
Address: 8501 Atlantic Ave  
Request: Variance to the required yard for a second-floor building addition.
- **Case 2026-BZA-00028** (*variance request*)  
Applicant: Beach Borough Development, LLC. (*property owner*)  
Representative: Ben Bishard (*agent*)  
Address: 1059 Norfolk Ave (Lot 27)  
Request: Variances to the required yards for a proposed new single-family dwelling.
- **Case 2026-BZA-00029** (*variance request*)  
Applicant: Beach Borough Development, LLC. (*property owner*)  
Representative: Ben Bishard (*agent*)  
Address: 1055 Norfolk Ave (Lot 28)  
Request: Variances to the required yards for a proposed new single-family dwelling.

- **Case 2026-BZA-00030** (*variance request*)  
Applicant: Beach Borough Development, LLC. (*property owner*)  
Representative: Ben Bishard (*agent*)  
Address: 105 Ackiss Ave (Lot 29)  
Request: Variances to the required yards and maximum lot coverage for a proposed single-family dwelling.
- **Case 2026-BZA-00031** (*variance request*)  
Applicants: Daniel and Kelsey Decrescenzo (*property owners*)  
Representative: R. Edward Bourdon, Jr. (*attorney*)  
Address: 2441 Bayview Ave  
Request: Variance to the required yard for a proposed screen porch.
- **Case 2026-BZA-00034** (*variance request*)  
Applicants: Birds Nest LLC (*property owners*)  
Representative: R. Edward Bourdon, Jr. (*attorney*)  
Address: 111 61<sup>st</sup> Street  
Request: Variances to the required yard and minimum building separation distance for a proposed screen porch.

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